

## CDRC DRB – 2/28 Review Response

Project: Tucson Convention Center  
Lot A Garage  
260 S Church Ave

On February 28<sup>th</sup>, 2020 the project team presented the TCC Lot A garage design to the Rio Nuevo Area Design Review Board. The board cited 4 sections in the UDC that they determined the project design was not in compliance and recommended further design consideration, specifically Building Design Standards 5.12.7-C-3, 5.12.7-C-5, 5.12.7-C-6, and 5.12.7-C-10. See attached revised elevations and plans of the Northeast, Northwest and Southwest pedestrian crossings.

### Building Design Standards:

5.12.7-C-3. All new construction shall provide scale-defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies.

Original Statement - The overall TCC campus, including the hotel development provide similar detailing. The specific garage development has smaller scale details in the spandrel panels, block infill, vegetative screen, and stair detailing

Revised Response – In consideration of the Board comments, we have revised the garage vegetative screening elements to provide additional relief and rhythm in the facades, allowing some views into the structure while still screening the automotive headlamps with the garage precast spandrel panels. The screen has also been removed from the North and South precast concrete sheer walls to create a space for future public art.

5.12.7-C-5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades.

Original Statement - Column spacing, block infill, and vegetative screen create a street level architectural relief.

Revised Response - The vegetative screen has been revised break up the building mass into smaller rhythmic components. Openings have been created to accentuate the columns and

to allow additional views into and out of the garage. Vine selection has been adjusted to enhance façade and panels in foliage, texture, and color. The screen has also been removed from the North and South pre-cast concrete sheer walls to create a space for future public art.

5.12.7-C-6. Building façade design shall include pedestrian-scaled, down-shielded, and glare-controlled exterior building and window lighting.

Original Statement - Exterior building lighting is limited and complies with the City of Tucson Outdoor lighting ordinance

Revised Response – Exterior building lighting has been added to the columns to accent the building structure and create added relief to the building mass in the evening. In addition, parts of the original Eckbo landscape included up-lighting into the tree canopies, the added down lighting at the garage will provide a similar effect by lighting the adjacent tree canopies and walkways. All lighting will be fully shielded and OLC compliant.

5.12.7-C-10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided.

Original Statement – Primary use is to provide parking for the TCC, pedestrian and vehicular conflicts have been identified and designed to enhance the pedestrian experience and safety

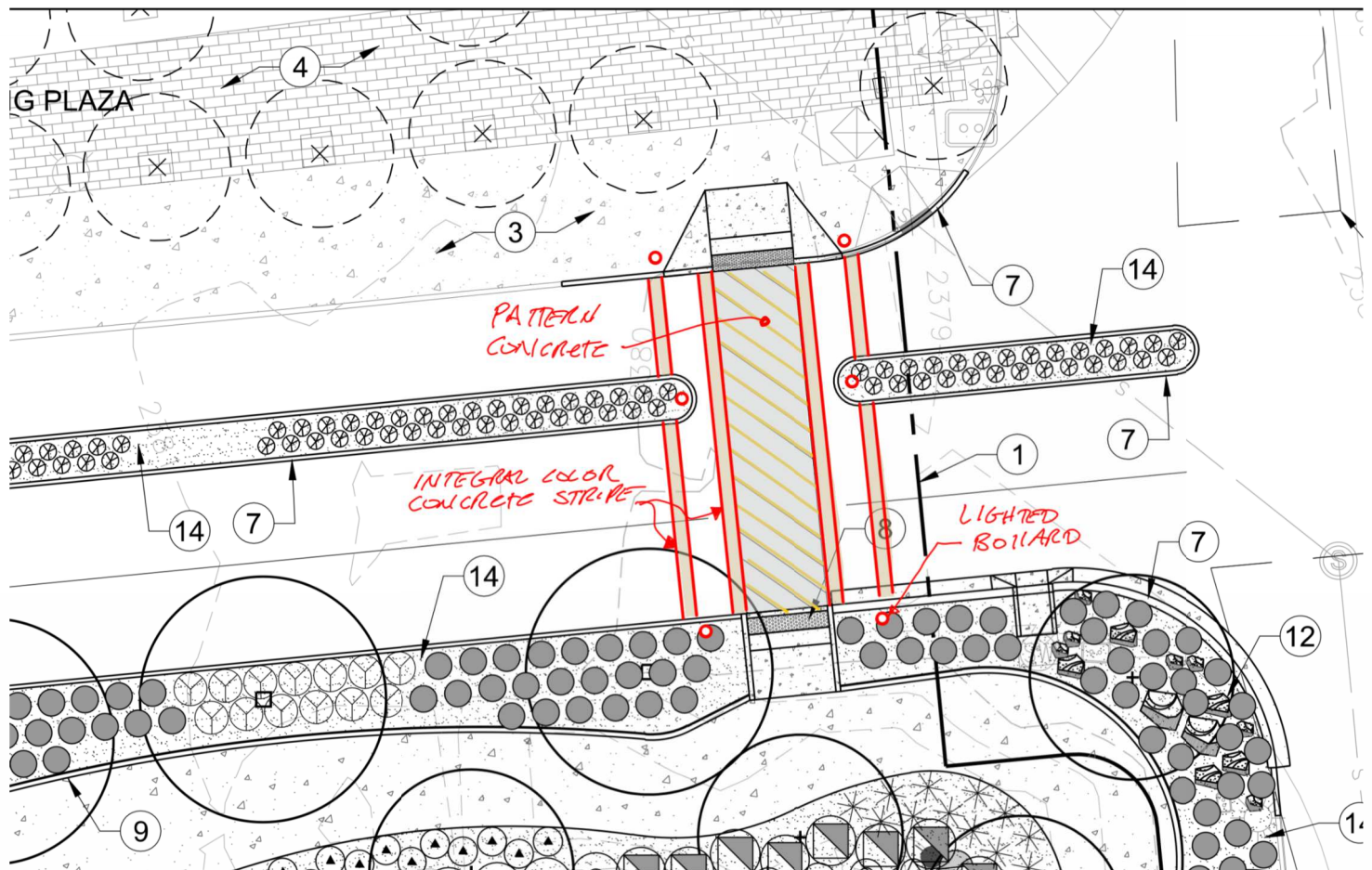
Revised Response – The three primary pedestrian crossings have been revised to create contrast and pedestrian scale details to clearly define the crossings and create traffic calming in those areas. Patterned concrete will be used at the crossing to create a clear contrast in both color and texture to the adjacent asphalt PAAL. Lighted bollards will be added at the crossings to further define the crossings for both pedestrians and vehicles.

Michael Becherer, AIA  
Swaim Associates LTD Architects AIA  
(520) 326-3700  
mbecherer@swaimaia.com

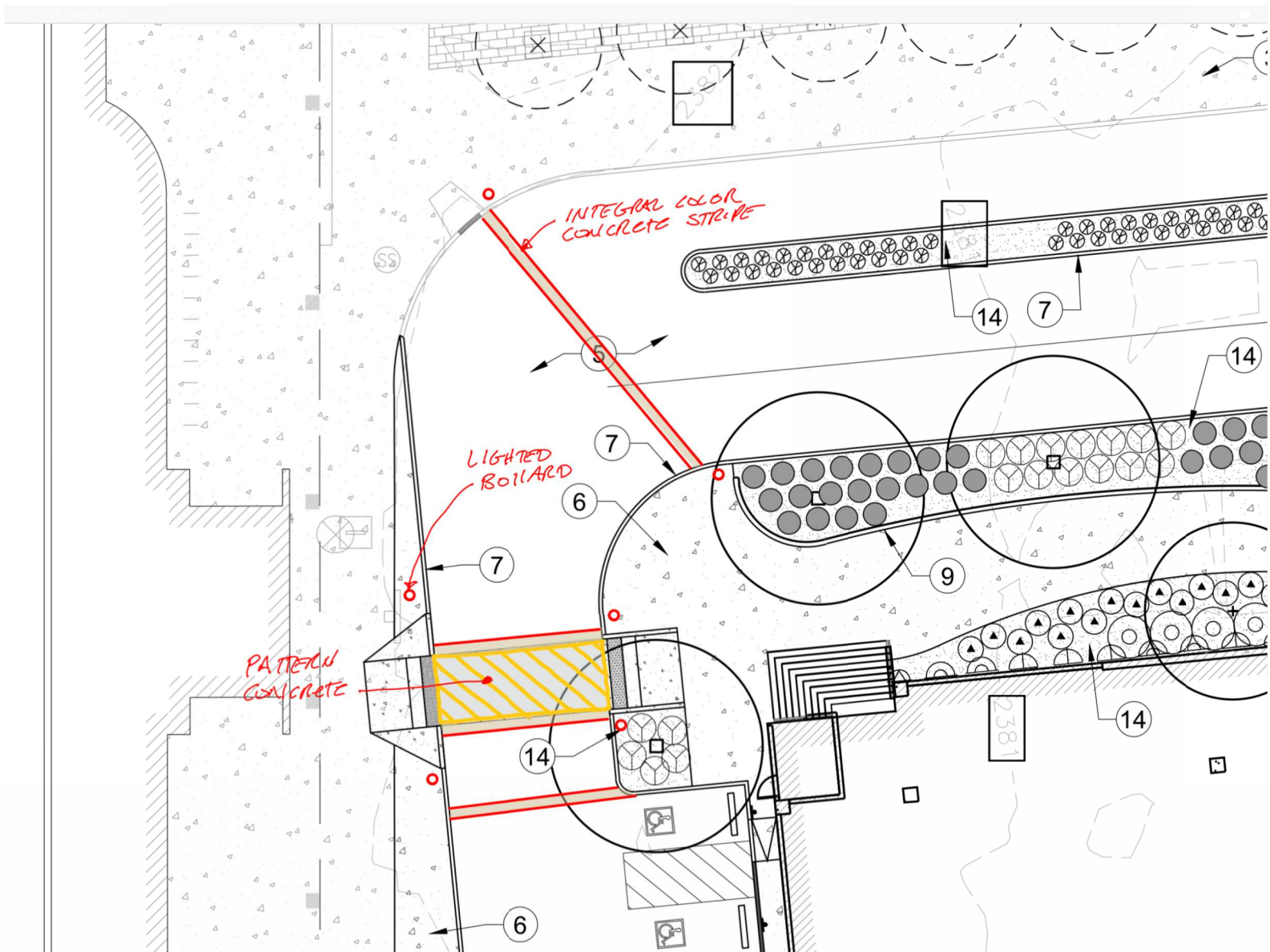




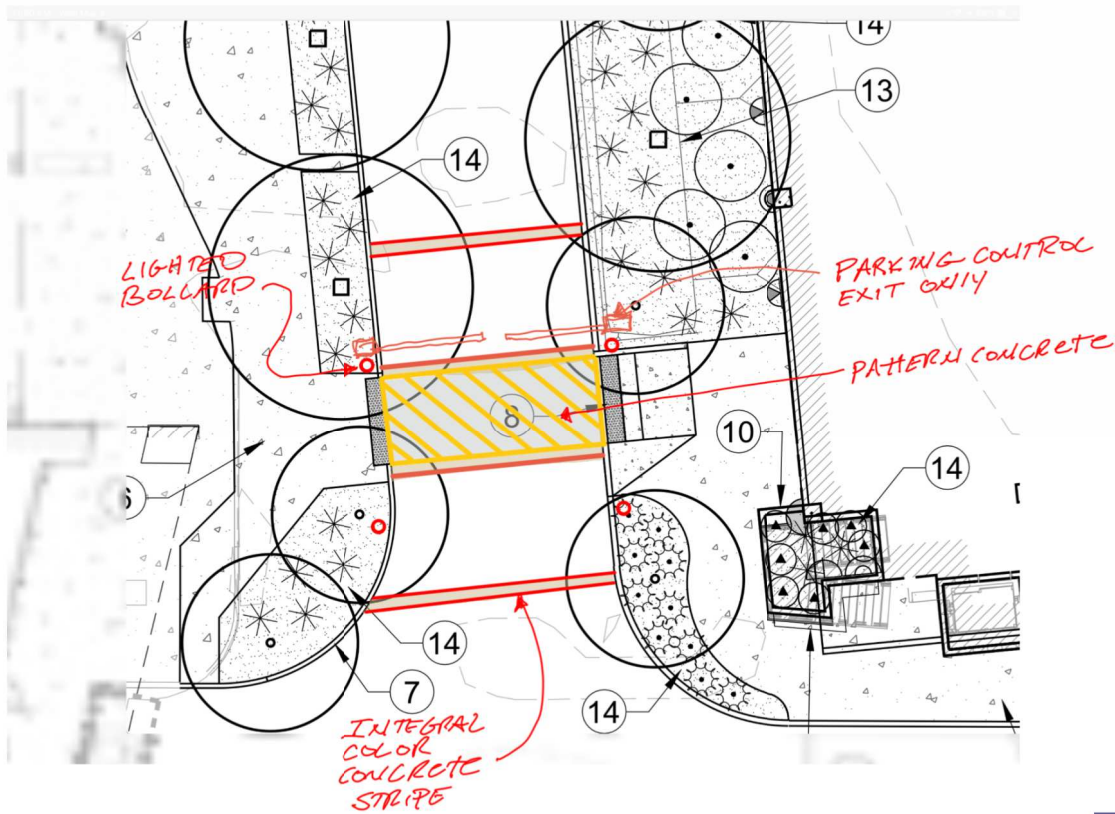




**TCC Lot A Garage**  
**Revised Northeast Pedestrian Crossing**  
**03-06-2020**



**TCC Lot A Garage**  
**Revised Northwest Pedestrian Crossing**  
**03-06-2020**



**TCC Lot A Garage**  
**Revised South east Pedestrian Crossing**  
**03-06-2020**